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December 20, 2019

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Ocean Atlantic Site Plan Review
Millville, Delaware
GMB File No. R190275.00

Dear Ms. Botchie:

We have completed our review of the Preliminary Site Plans, as prepared by Davis, Bowen & Friedel, Inc. and submitted by Ocean Atlantic Companies, LLC for the proposed Roxana Multi-Family Community. The proposed subdivision is located on Tax Map Parcel 134-15.00-93.01 with a planned entrance from Roxana Road (Route 17). The submission was reviewed per Town of Millville Code Sections 125 Subdivision of Land and 155 Zoning, the Millville by the Sea Development Performance Standards, Millville by the Sea Master Plan and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. Per Town Code Section 125-36, Subsection D, Item 6: The preliminary plan shall show the existing zoning and proposed zoning changes. **On Sheet PL-01, Data Column the existing and proposed zoning items should be MPC not mixed use.**
2. Per Town Code Section 125-36, Subsection D, Item 15: The preliminary plan shall show the location, dimensions and nature of all proposed structures, signs and utilities, including the approximate number of dwelling units to be included in each residential structure. **Show the proposed locations of all signs.**
3. Per Town Code Section 125-36, Subsection D, Item 22: The preliminary plan shall show the Landscaping Plan. **Show the proposed landscaping plan.**
4. Per Town Code Section 155-36, Subsection E, Item 3, Part (f): The preliminary plan shall show the existing zoning and proposed zoning

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changes. **On Sheet PL-01, Data Column the existing and proposed zoning items should be MPC not mixed use**

5. Sheet PL-01 shows the Future Assisted Living Facility, this area was not reviewed.
6. Millville by the Sea Development Performance Standards, Section II: Table 1 outlines the MBTS development progress to date and will be a part of every submission package from this point on. **Add the updated Table 1 from the Performance Standards, table must be updated with all new project from MBTS owner.**

7. Parking

- a. Millville by the Sea Development Performance Standards, Section VI, Subsection C. Item (7): "Parking will be provided at a ratio of two (2) spaces per dwelling unit. Eighty (80%) percent of the required parking spaces will be provide within the property boundary of the multi-family development. The remaining (20%) percent may be accommodated as on-street parking when streets are immediately adjacent to the multi-family property."
- b. Per Town Code Section 155-12, Subsection H, Item (1): "The Town Council, at the time of schematic development plan review, shall determine the appropriate approximate number of parking spaces. At the time of final site plan approval, the Town Council shall determine the final number of parking spaces, based upon considerations of safety, convenience, pedestrian and vehicular circulation and added landscaping within parking lot areas. In addition, the Town Council may reduce the number of parking spaces required for any use in Article VII of this chapter where such reduction will meet the purposes of the MPC zoning."
- c. Per Town Code Section 155 Attachment 1 Dual and Multifamily dwellings require 2 spaces per unit.

The Plan shows parking spaces required as 432 spaces and the parking provided is 374 spaces or 86.5% of the required spaces. A request for reduced parking must be submitted with the application or the required parking shown on the plan.

Permits Required for Proposed Site Work

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. State of Delaware Department of Public Health Office of Drinking Water – Water system permit.
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
3. DNREC – Sanitary Sewer System Permit.
4. Sussex County Engineering Department – Sewer Service Approval.
5. Tidewater Utilities – Water Service Approval.
6. Office of State Fire Marshal – Site Approval.
7. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.
Sr. Project Engineer

AJL/ccd